



September 2018 Market Report

SUMMARY

Month Ending 30 September 2018

	All Bodega Bay	Bodega Harbour
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HOMES		
Placed in Escrow	5	3
Sold - Month	4	4
Sold - 12 Month Period	70	44
Sold - Previous 12 Months	58	37
Median Price - 12 Month Period	\$992,500.00	\$1,058,250.00
Median Price - Previous 12 Months	\$849,500.00	\$950,000.00
Median Price - 5 Years Ago	\$650,000.00	\$715,000.00
Median Price - 10 Years Ago	\$819,750.00	\$858,680.00
Median Price - 15 Years Ago	\$647,500.00	\$729,000.00
Total Listing Inventory	17	6
Previous Year Listing Inventory	15	6

LOTS		
Placed in Escrow	1	0
Sold - Month	1	1
Sold - 12 Month Period	12	5
Sold - Previous 12 Months	12	7
Median Price - 12 Month Period	\$332,000.00	\$310,000.00
Median Price - Previous 12 Months	\$305,000.00	\$325,000.00
Median Price - 5 Years Ago	\$132,500.00	\$125,000.00
Median Price - 10 Years Ago	\$495,000.00	\$572,500.00
Median Price - 15 Years Ago	\$256,500.00	\$295,000.00
Total Listing Inventory	12	4
Previous Year Listing Inventory	24	9



September 2018 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of September 2018

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
9/1/2018		2907 Alleen Avenue	1	1.0	704	1955	537,000
9/28/2018		270 Los Santos Drive	2	3.0	1990	2003	846,500
9/29/2018		22611 Coleman Valley Road	N/A	N/A	N/A	N/A	1,420,000
TOTALS							\$2,803,500
Bodega Harbour							
9/4/2018	352	20693 Heron Drive	2	2.0	1532	1986	990,000
9/25/2018	417	2047 Dubloon Court	3	2.0	1540	1980	795,000
9/28/2018	689	20080 Oyster Catcher Loop	4	3.0	3170	2001	1,595,000
TOTALS							\$3,380,000

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September 2018 Market Report

SOLD THIS MONTH

Properties Sold During the Month of September 2018

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									

TOTALS								\$0	\$0
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Bodega Harbour									
9/4/2018	773	311	88 Cypress Loop	N/A	N/A	N/A	N/A	235,000	205,000
9/11/2018	47	341	277 Spyglass Court	4	2.5	3530	2000	1,775,000	1,775,000
9/17/2018	85	196	250 Condor Court	3	2.0	1986	1987	1,098,000	1,061,500
9/24/2018	57	544	639 Swan Drive	4	3.0	3287	1990	1,849,000	1,800,000
9/26/2018	27	352	20693 Heron Drive	2	2.0	1532	1986	995,000	990,000

TOTALS								\$5,952,000	\$5,831,500
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Median Price: Bodega Bay Homes

Properties Sold 12 Months through 30 September 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
26-Jan-18	47	0	1310 Windy Lane	1	1	618	1928	\$400,000.00	\$300,000.00
31-Aug-18	45	0	5950 North Highway One	3	3	0	0	\$400,000.00	\$325,000.00
05-Jan-18	200	0	1195 Bay View Street	2	1	1082	1930	\$399,000.00	\$350,000.00
13-Jul-18	50	0	1215 Canon Street	2	1	843	1935	\$380,000.00	\$350,000.00
25-Jan-18	264	0	1340 Windy Lane	2	2	0	0	\$599,000.00	\$475,000.00
03-Aug-18	91	0	1535 Shaw Court	4	4	2112	1972	\$598,000.00	\$495,000.00
01-Dec-17	264	0	1315 Bay View Street	2	2	1080	1957	\$550,000.00	\$500,000.00
15-Dec-17	32	0	1345 Bay View Street	2	1	1246	1928	\$585,000.00	\$585,000.00
11-Dec-17	106	0	1530 Ranch Road	3	2	1590	1974	\$599,000.00	\$599,000.00
28-Dec-17	29	0	1320 Bodega Avenue	2	1	930	1987	\$615,000.00	\$615,000.00
12-Oct-17	34	0	2006 Sandpiper Court	2	1	1247	1971	\$635,000.00	\$635,000.00
20-Jun-18	169	0	4706 Carmet Drive	2	1	1202	1953	\$665,000.00	\$660,000.00
26-Oct-17	35	0	1960 Bay Flat Road	2	1	0	1966	\$679,000.00	\$679,000.00
15-Jun-18	34	0	1777 North Highway One	3	3	1902	1972	\$699,000.00	\$699,999.00
28-Jun-18	178	0	4760 North Highway One	2	1	1132	1956	\$749,000.00	\$710,628.00
06-Oct-17	366	0	5391 Las Flores Drive	2	2	1517	2003	\$729,000.00	\$717,000.00
22-Dec-17	123	283	122 Poppy Court	3	2	1513	1988	\$739,000.00	\$725,000.00
07-Mar-18	227	288	121 Poppy Court	3	2	1654	1981	\$749,000.00	\$749,000.00
18-Jun-18	42	315	1664 Sea Way	2	2	1770	1974	\$785,000.00	\$785,000.00
28-Mar-18	56	537	434 Swan Drive	2	2	1328	1990	\$795,000.00	\$831,000.00
29-Jan-18	82	208	21002 Heron Drive	3	3	1821	1982	\$849,000.00	\$839,000.00
26-Jun-18	34	14	20971 Heron Drive	2	2	1303	1978	\$859,000.00	\$849,000.00
18-Apr-18	221	0	290 Churchill Street	2	2	1196	1970	\$899,000.00	\$870,000.00
16-Jan-18	42	94	21468 Heron Drive	3	3	2034	1988	\$950,000.00	\$910,000.00
24-Jan-18	25	498	527 Gull Drive	3	3	1838	1990	\$910,000.00	\$910,000.00
22-Mar-18	115	150	245 Condor Court	3	2	1598	1981	\$922,500.00	\$910,000.00
28-Feb-18	120	520	408 Loon Court	3	3	2444	1986	\$949,000.00	\$911,000.00
06-Aug-18	31	341	20754 Heron Drive	3	3	1924	1988	\$925,000.00	\$911,700.00
27-Dec-17	42	0	1705 Bay Flat Road	3	2	1743	1980	\$930,000.00	\$915,000.00
30-Mar-18	126	142	21206 Heron Drive	3	3	2604	1983	\$989,000.00	\$970,000.00
10-Jul-18	30	364	20728 Wren Court	3	2	2011	1988	\$998,000.00	\$975,000.00
29-Jun-18	23	349	20785 Heron Drive	2	2	2033	1982	\$989,500.00	\$977,500.00
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
20-Jun-18	70	615	1056 Seaeagle Loop	2	3	1845	1990	\$989,000.00	\$990,000.00
26-Sep-18	27	352	20693 Heron Drive	2	2	1532	1986	\$995,000.00	\$990,000.00
03-Nov-17	45	633	1059 Seaeagle Loop	3	3	2305	1993	\$995,000.00	\$995,000.00
03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
16-Mar-18	313	515	20920 Grebe Court	4	4	2676	2001	\$1,050,000.00	\$1,050,000.00
09-Feb-18	24	147	21158 Heron Drive	3	3	1962	1976	\$995,000.00	\$1,052,000.00
02-Jul-18	52	317	1706 Sea Way	3	2	2169	1994	\$1,100,000.00	\$1,055,000.00
17-Sep-18	85	196	250 Condor Court	3	2	1986	1987	\$1,098,000.00	\$1,061,500.00
05-Oct-17	32	575	20875 Pelican Loop	3	2	2221	1987	\$1,075,000.00	\$1,080,000.00
14-Dec-17	135	0	1846 Whale Ship Road	3	2	2838	1991	\$1,195,000.00	\$1,080,000.00
24-Feb-18	32	543	506 Swan Drive	3	2	2060	1990	\$1,085,000.00	\$1,085,000.00

Median Price: Bodega Bay Homes

Properties Sold 12 Months through 30 September 2018

Sold Date	DOM	Parce	Address	Bd	Br	SF	Age	List Price	Sale Price
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
17-Jul-18	19	406	126 Widgen Court	3	3	2073	1990	\$1,149,000.00	\$1,100,000.00
14-Aug-18	78	0	3840 Bay Hill Road	3	3	2935	1993	\$1,225,000.00	\$1,175,000.00
01-Nov-17	35	0	5615 Sierra Grande Drive	3	2	2134	2004	\$1,188,000.00	\$1,188,000.00
16-Nov-17	238	0	125 Calle del Sol	3	4	2983	2007	\$1,249,000.00	\$1,200,000.00
27-Nov-17	36	604	836 Kittiwake Court	4	3	2508	1992	\$1,199,000.00	\$1,200,000.00
09-Aug-18	210	0	529 Smith Brothers Road	2	2	1316	1950	\$1,400,000.00	\$1,200,000.00
06-Jun-18	294	0	411 Los Santos Drive	2	2	2153	1981	\$1,249,000.00	\$1,225,000.00
30-Apr-18	38	65	21575 Heron Drive	3	2	1983	1983	\$1,300,000.00	\$1,300,000.00
21-Nov-17	19	446	296 Cutlass Court	3	4	2568	2017	\$1,299,000.00	\$1,325,000.00
18-May-18	24	540	470 Swan Drive	4	3	2800	1988	\$1,400,000.00	\$1,338,000.00
06-Dec-17	18	433	256 Spyglass Court	4	5	3712	2005	\$1,395,000.00	\$1,365,000.00
14-Mar-18	24	446	296 Cutlass Court	3	4	2568	2017	\$1,395,000.00	\$1,395,000.00
12-Oct-17	66	0	1520 Estero Lane	2	1	1176	1916	\$1,500,000.00	\$1,485,000.00
16-Jan-18	116	454	827 Gull Drive	4	3	2495	2002	\$1,595,000.00	\$1,550,000.00
08-May-18	21	82	21622 Heron Drive	4	4	2896	1999	\$1,479,000.00	\$1,580,000.00
18-May-18	38	402	20090 Heron Drive	4	4	3065	1979	\$1,595,000.00	\$1,600,000.00
06-Aug-18	17	455	833 Gull Drive	4	5	2435	2004	\$1,600,000.00	\$1,600,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
13-Mar-18	26	619	978 Seaeagle Loop	3	2	2202	1981	\$1,768,000.00	\$1,704,000.00
05-Jan-18	14	48	21401 Heron Drive	3	3	2448	1978	\$1,695,000.00	\$1,730,000.00
27-Apr-18	893	0	3919 Bay Hill Road	9	7	5477	1987	\$1,749,000.00	\$1,734,000.00
11-Sep-18	47	341	277 Spyglass Court	4	3	3530	2000	\$1,775,000.00	\$1,775,000.00
24-Sep-18	57	544	639 Swan Drive	4	3	3287	1990	\$1,849,000.00	\$1,800,000.00
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
21-Jun-18	209	599	796 Kittiwake Court	5	4	4286	1992	\$2,395,000.00	\$2,025,000.00
								\$75,331,000.00	\$73,475,327.00

Median Price per Square Foot: \$490.85

Average	\$1,049,647.53
Count	70
Median	\$992,500.00



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Median Price: Bodega Harbour Homes

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Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
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07-Mar-18	227	288	121 Poppy Court	3	2	1654	1981	\$749,000.00	\$749,000.00
18-Jun-18	42	315	1664 Sea Way	2	2	1770	1974	\$785,000.00	\$785,000.00
28-Mar-18	56	537	434 Swan Drive	2	2	1328	1990	\$795,000.00	\$831,000.00
29-Jan-18	82	208	21002 Heron Drive	3	3	1821	1982	\$849,000.00	\$839,000.00
26-Jun-18	34	14	20971 Heron Drive	2	2	1303	1978	\$859,000.00	\$849,000.00
16-Jan-18	42	94	21468 Heron Drive	3	3	2034	1988	\$950,000.00	\$910,000.00
24-Jan-18	25	498	527 Gull Drive	3	3	1838	1990	\$910,000.00	\$910,000.00
22-Mar-18	115	150	245 Condor Court	3	2	1598	1981	\$922,500.00	\$910,000.00
28-Feb-18	120	520	408 Loon Court	3	3	2444	1986	\$949,000.00	\$911,000.00
06-Aug-18	31	341	20754 Heron Drive	3	3	1924	1988	\$925,000.00	\$911,700.00
30-Mar-18	126	142	21206 Heron Drive	3	3	2604	1983	\$989,000.00	\$970,000.00
10-Jul-18	30	364	20728 Wren Court	3	2	2011	1988	\$998,000.00	\$975,000.00
29-Jun-18	23	349	20785 Heron Drive	2	2	2033	1982	\$989,500.00	\$977,500.00
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
20-Jun-18	70	615	1056 Saeagle Loop	2	3	1845	1990	\$989,000.00	\$990,000.00
26-Sep-18	27	352	20693 Heron Drive	2	2	1532	1986	\$995,000.00	\$990,000.00
03-Nov-17	45	633	1059 Saeagle Loop	3	3	2305	1993	\$995,000.00	\$995,000.00
03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
16-Mar-18	313	515	20920 Grebe Court	4	4	2676	2001	\$1,050,000.00	\$1,050,000.00
09-Feb-18	24	147	21158 Heron Drive	3	3	1962	1976	\$995,000.00	\$1,052,000.00
02-Jul-18	52	317	1706 Sea Way	3	2	2169	1994	\$1,100,000.00	\$1,055,000.00
17-Sep-18	85	196	250 Condor Court	3	2	1986	1987	\$1,098,000.00	\$1,061,500.00
05-Oct-17	32	575	20875 Pelican Loop	3	2	2221	1987	\$1,075,000.00	\$1,080,000.00
24-Feb-18	32	543	506 Swan Drive	3	2	2060	1990	\$1,085,000.00	\$1,085,000.00
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
17-Jul-18	19	406	126 Widgen Court	3	3	2073	1990	\$1,149,000.00	\$1,100,000.00
27-Nov-17	36	604	836 Kittiwake Court	4	3	2508	1992	\$1,199,000.00	\$1,200,000.00
30-Apr-18	38	65	21575 Heron Drive	3	2	1983	1983	\$1,300,000.00	\$1,300,000.00
21-Nov-17	19	446	296 Cutlass Court	3	4	2568	2017	\$1,299,000.00	\$1,325,000.00
18-May-18	24	540	470 Swan Drive	4	3	2800	1988	\$1,400,000.00	\$1,338,000.00
06-Dec-17	18	433	256 Spyglass Court	4	5	3712	2005	\$1,395,000.00	\$1,365,000.00
14-Mar-18	24	446	296 Cutlass Court	3	4	2568	2017	\$1,395,000.00	\$1,395,000.00
16-Jan-18	116	454	827 Gull Drive	4	3	2495	2002	\$1,595,000.00	\$1,550,000.00
08-May-18	21	82	21622 Heron Drive	4	4	2896	1999	\$1,479,000.00	\$1,580,000.00
18-May-18	38	402	20090 Heron Drive	4	4	3065	1979	\$1,595,000.00	\$1,600,000.00
06-Aug-18	17	455	833 Gull Drive	4	5	2435	2004	\$1,600,000.00	\$1,600,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
13-Mar-18	26	619	978 Saeagle Loop	3	2	2202	1981	\$1,768,000.00	\$1,704,000.00
05-Jan-18	14	48	21401 Heron Drive	3	3	2448	1978	\$1,695,000.00	\$1,730,000.00
11-Sep-18	47	341	277 Spyglass Court	4	3	3530	2000	\$1,775,000.00	\$1,775,000.00
24-Sep-18	57	544	639 Swan Drive	4	3	3287	1990	\$1,849,000.00	\$1,800,000.00

Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 30 September 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
21-Jun-18	209	599	796 Kittiwake Court	5	4	4286	1992	\$2,395,000.00	\$2,025,000.00
								\$53,466,000.00	\$52,707,700.00

Median Price per Square Foot: \$478.52

Average	\$1,197,902.27
Count	44
Median	\$1,058,250.00



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Median Price: Bodega Bay Lots

Properties Sold 12 Months through 30 September 2018

Sold Date	DOM	Parcel	Address	List Price	Sale Price
16-Apr-18	810	0	1205 North Highway One	\$169,000.00	\$150,000.00
04-Sep-18	773	311	88 Cypress Loop	\$235,000.00	\$205,000.00
10-May-18	2295	131	202 Surfbird Court	\$279,000.00	\$289,000.00
28-Aug-18	782	0	468 Los Santos Drive	\$324,000.00	\$300,000.00
21-May-18	571	215	20922 Heron Drive	\$325,000.00	\$310,000.00
07-Dec-17	1716	444	2134 Sea Way	\$369,000.00	\$325,000.00
12-Mar-18	85	0	269 Calle del Sol	\$339,000.00	\$339,000.00
09-Nov-17	853	0	1835 Bay Flat Road	\$550,000.00	\$500,000.00
16-Jun-18	2464	0	1690 Salmon Creek Road	\$499,950.00	\$509,950.00
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
24-Aug-18	355	0	3800 Bay Hill Road	\$995,000.00	\$938,200.00
13-Oct-17	84	0	22000 Coleman Valley Road	\$1,800,000.00	\$1,600,000.00
				\$6,679,950.00	\$6,216,150.00

Average	\$518,012.50
Count	12
Median	\$332,000.00



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Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 30 September 2018

Sold Date	DOM	Parcel	Address	List Price	Sale Price
04-Sep-18	773	311	88 Cypress Loop	\$235,000.00	\$205,000.00
10-May-18	2295	131	202 Surfbird Court	\$279,000.00	\$289,000.00
21-May-18	571	215	20922 Heron Drive	\$325,000.00	\$310,000.00
07-Dec-17	1716	444	2134 Sea Way	\$369,000.00	\$325,000.00
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
				\$2,003,000.00	\$1,879,000.00

Average	\$375,800.00
Count	5
Median	\$310,000.00



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